**March 13th, 2023 Hidden Point Board Meeting**

Attendees: David Moore, Frank Chapman, Duane Clark, Jaclyn Sligar, Tim Crean, Sonja Kelly, Ron Zellem, Nancy Morris

The board met at Ron Zellem’s house. The meeting was called to order at 6:43pm.

Minutes unanimously approved from the February meeting.

**Treasurer’s Report:**

Per Duane, as of 02/28/2023, we have $73,611.82 in the operating account and about $20,000.00 in the reserve account. As of 03/13/2023, there was $2,713.41 in outstanding receivables from 2 outstanding dues invoices and electric reimbursements due from the city. We have paid the tree clean up (excluding park) invoice for $1,150.00 to Lancaster Property Services. The March 2023 payment to Puryear is the last payment to them under the 2022 contract. We will begin services with Lancaster in April.

Through February 2023, we have a $3,800.58 surplus over budgeted figures. However, we anticipate further tree repairs and water costs will use up much of this surplus.

**2023 Budget:**

If annual activity matches the budget, we will have approximately $10,369 for funding special projects.

**Special Issues/Projects:**

Bud Anderson continues to allow his unleashed dogs to run onto and relieve their bowels on Hidden Point property. Ron obtained video of this recently and contacted the Hendersonville PD about this issue. Ron asked Mrs. Anderson to leave the property and she was agitated and called Ron names. Animal control needs to witness the unleashed dogs themselves to impose a fine. Animal control did visit the Anderson residence and tried to ask them to keep their dogs leashed and off our property. They told Ron they will visit the Anderson residence again and increase patrol. Residents can also do a “citizen’s arrest” that involves a process through City Hall. We are hesitant to pursue this option but may use it in the future if needed. We will encourage Hidden Point residents to call animal control if they see the dogs off leash.

Frank has investigated adding irrigation to the park area; however, it is likely to be cost prohibitive. He got a quote for $10,000 just for the portions that need to connect to the meter and not including the meter itself. Frank will continue to seek other bids.

Ron worked with Tad Sligar to create a summary of services for homeowners onto the website. People can rate and add services-only residents that put in their name and address should be able to add services. Submissions will go to Ron to be reviewed and make sure they are not spam or promotion from businesses. The board voted to have Ron and Tad continue with this project. Thanks to Tad for setting this up.

**Landscaping/Lighting:**

Gary has talked to Puryear and told them we are not renewing their contract. They are supposed to mulch this month, however it’s unclear if they will follow through on this. We did pay for mulch in our contract last year with Puryear, so perhaps Gary can request a refund for mulching from Puryear since Lancaster will be able to take care of mulching this year. Gary will talk to them about mulching and try to come to an agreement. Gary can also check to see if they are fertilizing and mowing the grass this month.

Most of the bushes by the entrances do not look healthy and will need to be replaced. Alec Lancaster sent a proposal for just over $6,300 for replacement of dozens of the bushes and addition of some other plants by the entrances. It’s possible we would need fewer bushes than the proposal since some of the bushes are wide. The board voted unanimously to invest $5,000 towards this project. David and Tim will work with Alec to finalize the details and get the project within budget.

Several large trees in the park fell during the recent windstorm. David investigated renting equipment to remove the trees ourselves. It would probably cost around $600 for the rentals. We could either burn the log pile or haul away larger logs then leave brush on the road for the city to pick up. However, there could be liability issues with doing this and it’s unclear how many volunteers we would get. It may be a better use of a volunteer day to pick up smaller sticks and clean up the rest of the park.

We received a quote of over $6,000 to remove the fallen trees in the park from Lancaster. Tim raised the question of whether that quote included removal of the entirety of the fallen trees, including portions that are in the woods and off Hidden Point property. It’s possible that we could decrease the quote if we only remove the portion of the trees in the park area. We will ask Alec how much the cost would be to simply remove the portion of the trees that is on Hidden Point property and bring them to the road for the city to remove (rather than taking them away completely). Alec is also currently very busy with tree removal and it’s also possible that if we are patient, the cost of the tree removal could decrease.

Ron and Tim have gotten a quote from Extreme Lawn Service for irrigation services. They proposed $825 for the year to open and close the system along with taking care of currently needed repairs. They will be available to help with any additional questions and concerns for $75/hour. This was approved unanimously by the board. Neil and Forest have been extremely helpful with our irrigation for the past 30 years and we are very thankful for their service. They provided a packet full of documents to Ron detailing the irrigation system.

Ron will now oversee irrigation services for the board. Tim will oversee landscaping and is going to be the point person to communicate with Alec Lancaster.

**Architectural:**

Sandra DeMoss was approved to put a new roof on-this has already been completed.

Sonja and Gilbert Kelly will be putting a retaining wall in their backyard-this does not impact anyone’s view and has been approved. They will also be repairing their deteriorating sidewalk.

The Zellems will be putting in a new driveway with boarder brick and stamped concrete soon.

The Sligars continue to work on their addition and backyard project.

The Trotters are thinking about doing a project in their backyard. They have not yet submitted documents for approval.

The Tompkins have not submitted an architectural request. They are replacing part of the wall surrounding their pool due to the wall collapsing.

Jackie will send a letter to Brandon and Jackie Mewbourne requesting that they fix the gate leading into their pool to comply with city codes.

**Welcoming:**

There have not been any new home purchases in the neighborhood recently.

**Board Members:**

The meeting adjourned at 8:28pm.

We will plan to have our next meeting April 10th at David’s house.